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PALOS VERDES ESTATES, CALIF.

Palos Verdes Estates
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Los Angeles
Calif.



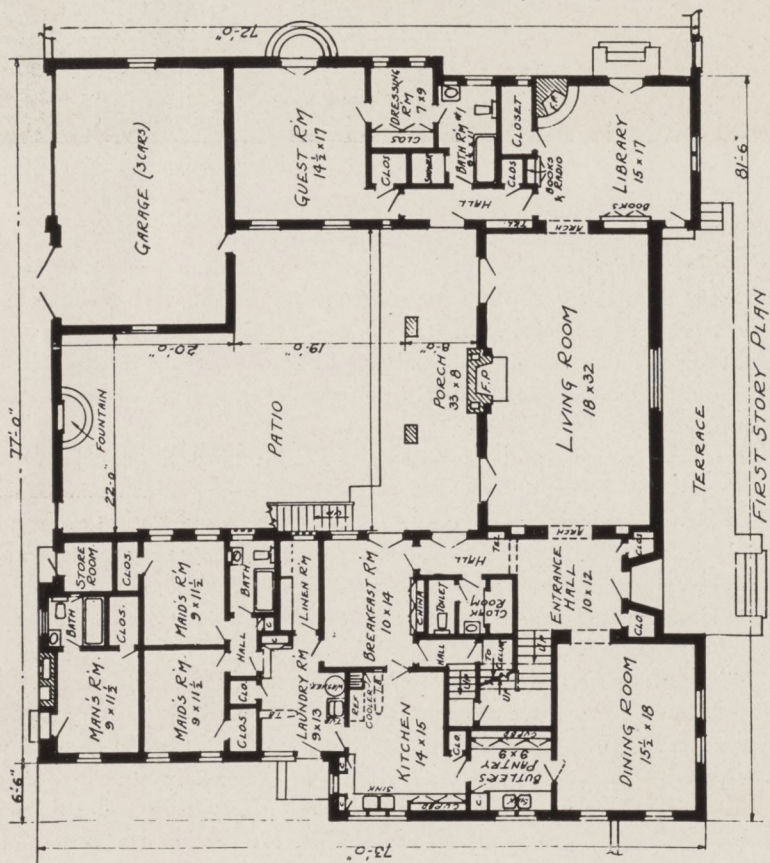
A CHARMING AND LIVABLE HOUSE

A large exhibition house has been built by the Palos Verdes Project on Paseo del Mar, in Palos Verdes Estates. Located not far west of the School on the ocean terrace of Malaga Cove, it occupies a spacious lot on the corner of the Paseo and Via Aromitás, directly opposite the new Haggarty residence, and commands a magnificent view out over the ocean and the sweep of coastline to the north.

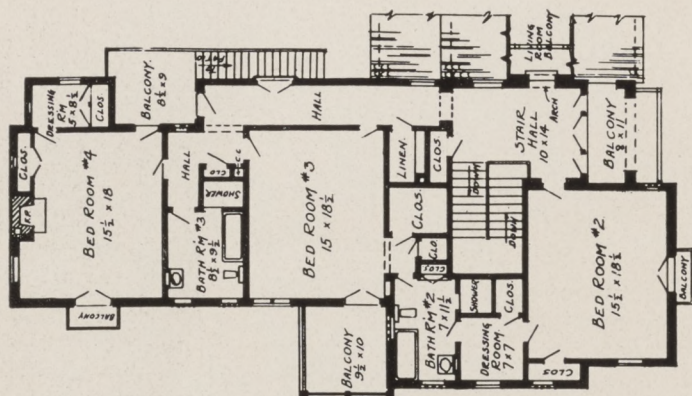
It was the purpose of the architect to build on this well-located corner a house that before everything else would be *livable*—one that would be well supplied with those little details and niceties of arrangement that make possible a real home. With this idea in mind he gave an air of welcome to the entrance—a simple, deeply recessed door with an overhanging balcony above. Color is eliminated except in the decorative tile of the steps and the warm, quiet red tile floor of the porch.

Southern Spain is the inspiration for the color of the dining room ceiling, whose hewn beams are decorated in arabesque designs in dull blues and warm reds, though it is true that even in the south of Spain color is not used quite so much as in our modern adaptations. There is, perhaps, considerable Italian influence as well, shown in the use of gold leaf here and there in the design. It seems also to be a Southern Californian development to use more color in the walls, which are of plaster in a modified Spanish texture in the dining and living rooms and in the library.

In the bedrooms, however, the walls are of *sanitas* hand-painted and decorated, and the effort has been made to make these rooms simple in deco-



FIRST STORY PLAN



SECOND STORY PLAN



Two Views of the Secluded Patio

ration, airy and bright looking. Any kind of furniture will fit them—Colonial in mahogany or maple, the modern figured walnut or the painted pieces that are now so much the vogue.

The sunny east balcony looks down into an attractive little garden, the work, like all the landscaping, of Olmsted Bros. It is full of flowers, which border a path of stepping stones leading to the service entrance. But it is a "back door" that becomes one of the most picturesque parts of the house. On the other side there is another balcony, overlooking the patio, but this one has steps leading down into as cozy a walled retreat as one could wish, with its recessed porch off the living room for sunny days, looking out over a flower-bordered lawn to the fountain of bright-colored tile which makes restful music as we listen.

One bedroom, for the use of guests, was placed on the first floor, away from the other bedrooms which are upstairs, and it has a door into a private walled garden, planted mostly to roses. This has a charm for some even greater than the patio. It is laid out rather formally with straight, sanded walks, and just the right touch of color is given by the red bricks which line them and which form the steps to the guest room and at the other end of the garden to the library. This is an intimate little room with a hooded fireplace in one corner and contains a place for the radio receiver. Wires go from this point all over the house, with volume control in each room.

The living room has a heavy beamed ceiling, with a balcony across the end opposite the library. A feature of this room, and of the ones adjoining, is the mahogany floor, made of three-ply laminated planks, in widths varying from three to eleven inches. It is a floor that is harder than oak, and will not warp or crack or shrink.

Here are some details of construction that should be specially noted—things you've got to be careful about in the house you buy to live in: how a sand cushion was placed beneath the foundation walls and a tile drain around them, how the frame construction of the house was veneered on the first story with hollow tile, how the garden walls are of reinforced concrete and not merely of stucco, how ample electric outlets are supplied all over the house, and unusual closet space with dressing rooms off the bedrooms.

Standing before the great window in the living room and looking out at the view of sky and ocean, accentuated and made finer by the magnificent Haggarty residence across the wide parkway, the thought will come that here is the setting for a home, and that what has been done here can be done in a larger or smaller way, with the excellent facilities at hand, throughout Palos Verdes Estates.

Description of House

Two story, with partial basement; 14 rooms and 4 baths; 3 large dressing rooms and ample closets, including butler's pantry and linen room; 4 balconies on second story; 3-car garage; patio with covered porch and fountain; terrace and formal rose garden.

This property is now offered for sale at \$75,000.

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